



March 5, 2009

State Department of Housing & Community Development  
P O Box 952054  
Sacramento, CA 94252-2054

RE: Annual Report for 2008

Attached please find the 2008 annual report for the City of Tulare. The Redevelopment Agency reports that for 2008, 8 First Time Home Buyer's units were constructed (2 very low income and 6 low income). Rehabilitation assistance was provided to 3 low income families. Emergency Repairs were completed for 10 very low income families and 2 Brush With Kindness for 2 low income families were completed.

In 2008, the city will adopted the 2030 General Plan Update which included the Land Use, Circulation, Open Space and Conservation elements and the city is underway with the Housing Element Update.

If you should have any questions, please contact me at 559 684 4217.

Sincerely,



Mark S. Kielty, AICP  
Planning and Building Director

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# **CITY OF TULARE**

## **PLANNING AND BUILDING DEPARTMENT**

### **Annual Report For Year 2008**

#### **PLANNING & BUILDING**

Every year the Planning and Building Department is required to prepare an annual report regarding the General Plan and transmit the report to the State Office of Planning and Research and the State Department of Housing and Community Development. **The reporting period is from January 1, 2008 to December 31, 2008.** The following annual report has been prepared to satisfy the legislative requirement of Government Code Section 65400 and inform the City Council of department activities for 2007.

The City of Tulare experienced another solid year in 2008 with a total valuation of **\$137,001,579**, representing a **9% decrease** (\$148,005,770 in 2007), but still strong relative to the declining economy nation wide. The City is processing three major annexations, South I industrial area expansion, Cartmill Crossing regional commercial center with a Super Wal-Mart, and Tulare Motor Sports. Plans are in the works to extend the industrial sewer line. Fresh and Easy grocery chain has approval for two stores in Tulare, one in the downtown and one at the southeast corner of Tulare Ave and Laspina Street. The hospital is moving forward with its expansion of 105,000 sq. ft. Staff is optimistic that 2009 will be another promising year.

#### **I. General Plan Implementation**

The Tulare 2030 General Plan Update was completed and the adopted in April of 2008. The environmental impact report was challenged and staff expects resolution in mid 2009.

#### **II. Single Family Residential New Construction**

- ◆ **284** Permits issued, **52%** decrease over last year (543 in 2007).
- ◆ Total single family residential valuation of **\$59,324,953**. **22%** decrease over last year (\$75,323,593 in 2007), but is consistent with historical averages.
- ◆ For 2008, 8 First Time Home Buyer's units were constructed (2 very low income and 6 low income) (8 in 2007). No Habitat for Humanity of Tulare County were constructed (2 in 2007). Rehabilitation assistance was provided to 3 low income families (8 in 2007). Emergency Repairs were completed for 10 very low income families and 2 Brush With Kindness for 2 low income families were completed.

### III. Multi-Family Residential New Construction

- ◆ 21 Permits issued, 1.16% increase over last year, creating 36 units. (18 permits issued, creating 36 units in 2007).
- ◆ Total multi-family residential valuation of 6,968,940, a 2.9% increase over last year (\$2,451,480 in 2006).

#### Regional Housing Needs:

Prior to local agency's update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment plan (RHNA). This assessment uses the State calculated number of houses to be constructed within the County and divides this fair share number between the local jurisdictions. This fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA plan adopted by the Tulare County Association of Governments (TCAG) on November 4, 2002. The local jurisdiction then updates the Housing Element using this fair share number. The timeframe for the current Housing Element is January 2001 to July of 2008. The City of Tulare Regional Housing Needs Allocation from January 1, 2001 to July 1, 2008 is:

Very Low	Low	Moderate	Above Moderate	Total
1,172	865	452	1,439	3,927

\*As of July 31, 2008, the city has completed 3,579 units in this planning period.

Affordability, by income level, of new units including the number of deed restricted affordable housing units: HCD determines what is a very low income, low income, moderate income and above moderate income category. These categories are explained in RHNA and the Housing Element. Monthly rent or loan payments are not to exceed 30% of the family's monthly income. These families which earn less than 51% of the median family income of the County (\$53,800 in 2008) fall within the very low income category, those earning 51% to 80 % of the median income fall within the moderate income category and those earning 120% and above fall within the above moderate income category. A maximum rent or home payment is then calculated for each category. Housing units permitted within the reporting period are then placed into one of the four categories based on the valuation of the building permit. The current year reporting information is as follows:

Very Low	Low	Moderate	Above Moderate	Total
117	127	131	5	380

#### **IV. Commercial and Industrial New Construction**

- ◆ **21** Permits issued.
- ◆ Total commercial and industrial valuation of **\$57,105,500. 11.5%** increase over last year (**\$49,762,870** in 2007).

##### **Highlights:**

The following list depicts new commercial projects either approved or constructed in 2008.

- Expansion of the Outlet center is moving forward
- Kosher chicken processing plant
- Beef processing plant
- Blackstone Ranch office complex
- Daley – new offices on East Tulare Ave.
- Fleet maintenance building at the Corporation Yard
- Addition to Performance electric
- Food court at the southeast corner of K & Kern
- Hospital expansion of 105,128 sq. ft.
- 4,900 sq. ft. industrial building at 2216 So. K St.
- 58 unit Tule Vista affordable residential project bounded by D, E & Elm
- 2 Fresh & Easy grocery stores – one at Tulare & Laspina and one at San Joaquin & J St.
- Freeway sign for Hampton Inn & Apple Annie's
- 3,200 sq. ft. addition for Van der Weerd Construction
- Residence to a retail shop at 235 North L
- Residence to an office at the southeast corner of San Joaquin and M St.
- Little Caesar's just south of Rite Aid at Laspina & Tulare Ave.
- 49 unit affordable housing on the TID yard at Cross & West St.
- Chicago Uno Grill in the Outlet Center vicinity adjacent to Hwy 99

#### **V. Applications Processed:**

- ◆ **23** Conditional Use Application (45 last year)
- ◆ **14** Design Review Applications (31 last year)
- ◆ **1** Subdivisions processed (8 last year)  
Vista Del Sol #7

- ◆ 7 Zoned Amendments (18 last year)
- ◆ 9 Parcel Maps (10 last year)
- ◆ 9 Lot line Adjustments (15 last year)
- ◆ 1 Lot Merger (0 last year)
- ◆ 4 General Plan Amendments (7 last year)
- ◆ 1 Annexations (4 last year)
- ◆ 1 Detachments (1 last year)
- ◆ 0 Specific Plan Amendment (1 last year)
- ◆ 111 Home Occupations (139 last year)

**VI. Other:**

- ◆ Staff is currently working with developers on preparing EIR's for the Following:

Cartmill Crossings regional shopping center which includes a Super Walmart  
 South I Street Specific Plan annexation  
 Hospital Expansion

**VI. Regional participation:**

Tulare County Blueprint Technical Advisory Committee  
 2010 Census Committee  
 Monthly Planners meeting